

*DRAFT*  
MINUTES  
**PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE**  
Friday, May 27, 2016 • Special Meeting  
Conference Room C, Audrey P. Beck Municipal Building

Members present: V. Ward, K. Rawn, J. Goodwin  
Staff: L. Painter, Director of Planning and Development; J. Mullen, Assistant Planner; J. Kaufman, Environmental Planner

**Call to Order**

In the absence of Chair Aho, Painter called the meeting to order at 9 a.m.

**Revisions to Zoning Regulations.** Painter reviewed the May 25, 2016 *Draft Approach: Multi-Family Housing Regulations* document that had been distributed to members via email with the meeting agenda. Members present generally concurred with the draft approach and identified the following items for further consideration:

- *Challenges/Issues.*
  - Whether changes to the definition of family should be considered together or separately from the changes to multi-family regulations. If included, standards should be developed that link maximum number of unrelated individuals in multi-family developments to the number of bedrooms in a unit.
  - An interest in allowing for limited, small-scale commercial uses as part of a multi-family development to facilitate access to goods and services for residents.
- *Affordable Housing.* Potential for the Mansfield Housing Authority to manage affordable units constructed as part of a development based on their experience in income verification.
- *Comprehensive Stormwater Drainage Study and Plan.* Need to include criteria for determining whether responses to questions on Low Impact Development (LID) site planning and design checklist are sufficient for approval.
- *Sustainability.* Preference for a hybrid approach that would include minimum sustainability requirements in the regulations and require LEED Homes certification for projects that exceed a certain size. Minimum sustainability requirements would include site selection/site design criteria based on the Sustainable Sites model.

Based on the Committee's feedback, the draft approach will be included on the June 6<sup>th</sup> PZC agenda for discussion by the Commission as a whole.

**Adoption of Minutes**

Ward MOVED, Rawn seconded acceptance of the minutes as presented. The motion passed with Ward and Rawn voting in favor; Goodwin was disqualified.

**Adjournment**

The meeting was adjourned at approximately 10:50 a.m.

Respectfully submitted,  
Linda M. Painter, AICP